BOOK 11001 PAGE 767

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (ljh/sk) Title No: 40061
Dav. Co. File: Box 8

98 JUL -1 PM 2:46
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04577 42

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret Alsobrook 403 Bradford Green Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-07-C-035

WARRANTY DEED

3514 07/01 0101 03CHECK 510.50

FOR AND IN CONSIDERATION of the sum of **$ 135000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **B. Allen McSwiney, Jr., and William E. McSwiney, The Heirs at law of Mary G. McSwiney,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret Alsobrook, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 35 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6900, Page 978, and Exhibit "C" to the Master Deed of record in Book 7184, Page 44, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Mary G. McSwiney by deed from Rochford Realty and Construction, Inc., a Tennessee Corporation of record in Book 7396, Page 426, Register's Office for said County. The said Mary G. McSwiney has since died, unmarried and intestate. The said B. Allen McSwiney, Jr., and William E. McSwiney being the heirs at law of Mary G. McSwiney as established by Affidavit of heirship recorded simultaneously herewith and prior hereto.

Description Reference: Described from information contained in recorded condominium documents.

This is improved property, known as: 403 Bradford Green, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 1998.

B. Allen McSwiney, Jr.

William E. McSwiney

State of Tennessee
County of Davidson

BOOK 11001 PAGE 768

On this 30th day of June, 1998, before me the undersigned authority, personally appeared **B. Allen McSwiney, Jr. and William E. McSwiney**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 135000.00

Affiant

Sworn and subscribed before me on the 30th day of June, 1998.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11001 PAGE 769

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
STATE
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 510.50
CHECK 510.50
07/01/98 01 14:46 0001 8514

0457742
IDENTIF. & REFERENCE
98 JUL -1 PM 2:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1314294